

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
WEDNESDAY, NOVEMBER 20, 1985

## ROLL CALL

Present: Council Members - Olson, Pinkerton, Reid,  
Snider, and Hinchman  
(Mayor)

Absent: Council Members - None

Also Present: City Manager Peterson, Assistant City  
Manager Glenn, Community Development  
Director Schroeder, Public Works Director  
Ronsko, City Attorney Stein, and City Clerk  
Reimche

## INVOCATION

The invocation was given by Dr. Wayne Kildall, Center of  
Hope.

PLEDGE OF  
ALLEGIANCE

The Pledge of Allegiance was led by Mayor Hinchman.

## PRESENTATIONS

UPDATE BY  
REPRESENTATIVES  
OF LOCAL HEALTH  
DISTRICT

cc 24

An update on Health District services was made by San  
Joaquin County Local Health District Representative James  
Culbertson and District Health Officer Dr. Jogi  
Khanna.

CERTIFICATE OF  
APPRECIATION -  
WESLEY OUYE

cc 37

Mayor Hinchman reported that a Certificate of Appreciation  
had recently been presented to Wesley Ouye, retiring  
Public Works Department employee. Mayor Hinchman  
acknowledged the many years of dedicated service that Mr.  
Ouye had given the City of Lodi during his employment.

REPORTS OF THE  
CITY MANAGER

CONSENT CALENDAR In accordance with report and recommendation of the City  
Manager Council, on motion of Council Member Olson, Reid second, approved the  
following actions hereinafter set forth.

\*\*\*\*\*

## CLAIMS

cc 22

Claims were approved in the amount of \$1,196,753.95.

## MINUTES

The Minutes of October 29, 1985 (joint meeting with the San  
Joaquin County Board of Supervisors) were approved as  
written.

RESOLUTION OF  
APPRECIATION FOR  
RECREATION AND PARKS  
DIRECTOR, ED  
DE BENEDETTIcc 37  
cc 300RESOLUTION NO.  
85-159

Council adopted Resolution No. 85-159 - Resolution of  
Appreciation for Recreation and Parks Director, Ed  
DeBenedetti.

Continued November 20, 1985

VARIOUS PLANS/  
SPECIFICATIONS  
APPROVED

Council approved the following plans and/or specifications and authorized the advertising for bids thereon:

- A) Lodi Avenue Improvements, School Street to Main Street
- B) Water/Wastewater Micro Backhoe

ACCEPT IMPROVEMENTS -  
HUTCHINS STREET SQUARE  
GIRLS GYM RESTROOM AND  
FIRE PROTECTION

Council accepted the improvements for "Hutchins Street Square Girls Gym Restroom and Fire Protection", and directed the Public Works Director to file a Notice of Completion with the County Recorder's Office.

The contract was awarded to Diede Construction of Lodi on August 21, 1985 in the amount of \$62,931.00. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The final contract price was \$64,789.15. The difference between the contract amount and the final contract price is mainly due to minor corrections necessary to make the new construction fit existing facilities.

ACCEPT IMPROVEMENTS -  
GRAPE BOWL PAVING

Council accepted the improvements for "Lodi Grape Bowl Paving," and directed the Public Works Director to file a Notice of Completion with the County Recorder's Office.

The contract was awarded to Teichert Construction of Stockton on September 4, 1985 in the amount of \$29,284.00. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The contract completion date was November 27, 1985 and the actual completion date is November 7, 1985. The final contract price was \$27,484.67. The difference between the contract amount and the final contract price is mainly due to a slight decrease in quantity of asphaltic concrete used.

ACCEPT IMPROVEMENTS -  
HAM LANE, LODI TO ELM  
STREET

Council accepted the improvements for "Ham Lane Improvements, Lodi Avenue to Elm Street" and directed the Public Works Director to file a Notice of Completion with the County Recorder's Office.

The contract was awarded to Granite Construction of Stockton on June 5, 1985 in the amount of \$287,989.50. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The final contract price was \$332,417.19. The difference between the contract amount and the final contract price is mainly due to the necessity of importing additional rock to stabilize unsuitable subgrade, an overrun in the amount of asphalt, and resolution of some minor conflicts with catch basin lines.

Continued November 20, 1985

ACCEPT IMPROVEMENTS -  
WELL 21 PUMP AND MOTOR

*cc 12a  
cc 47*

Council accepted the improvements for "Well #21 Pump and Motor, 136 Lower Sacramento Road" and directed the Public Works Director to file a Notice of Completion with the County Recorder's Office.

The contract was awarded to Noack Pump Co. of Stockton on July 12, 1985 in the amount of \$14,029.16. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The final contract price was \$13,029.16. The difference between the contract amount and the final contract price is mainly due to a penalty for pump performance as provided in the specifications.

ACCEPT INSTALLATION OF  
ELECTRIC SUBSTRUCTURES  
MILLS AVE. S/O TOKAY  
STREET

*cc 12a  
cc 47*

Council accepted the installation of Electric Substructures Mills Avenue, south of Tokay Street, and authorized the Electric Utility Director to file a Notice of Completion thereon.

AWARD - BID FOR  
PURCHASE OF STREETLIGHT  
LUMINAIRES

RES. NO. 85-160

*cc 12a  
cc 47  
cc 300*

City Manager Peterson presented the following bids which had been received for Streetlight Luminaires:

<u>BIDDER</u>	<u>AMOUNT</u>
General Electric Supply	\$10,625.44
Westinghouse Elec. Supply	\$11,048.38
Black and Egbert Assn.	\$12,329.07

Based on the City Manager's recommendation, Council adopted Resolution No. 85-160 awarding the bid for the purchase of 140 - 100-watt High Pressure Sodium (HPS) Streetlight Luminaires to General Electric Supply Co. in the amount of \$10,625.44.

UNMET TRANSIT  
NEEDS HEARINGS  
SET

*cc 500*

Pursuant to the State of California Transportation Development Act, it is necessary that the City advertise and hold one or more public hearings to receive testimony on any unmet transit needs which may exist in the local area.

Accordingly, Council set public hearings for the following times and places:

- A) 1:00 p.m., January 15, 1986, Loel Center, 105 S. Washington Street, Lodi
- B) 7:30 p.m., January 15, 1986, at the Regular Meeting of the Lodi City Council to be held on that date

Continued November 20, 1985

WINE AND ROSES  
COUNTRY INN REORGANIZATION

RES. NO. 85-161

11/20/85  
3:30 PM  
COUNCIL

Council was reminded that on November 5, 1985 the electorate approved the addition of the Wine and Roses Country Inn to the Land Use Element of the General Plan of the City of Lodi.

Staff presented the necessary documentation to submit this matter to the Local Agency Formation Commission (LAFCO) for Council's perusal recommending that Council initiate reorganization proceedings, including annexation to the City of Lodi, and detachment from the Woodbridge Fire Protection District and the Woodbridge Irrigation District.

Council adopted Resolution No. 85-161 - Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed "Wine and Roses Country Inn Reorganization", including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi.

APPROVE DEVELOPMENT  
AGREEMENT FOR 2440 WEST  
TURNER ROAD

11/20/85  
3:30 PM  
COUNCIL

Council was apprised that Bennett and Compton, Inc., the developer of an apartment complex at 2440 West Turner Road, Lodi, has furnished the City with the improvement plans, the necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The development is located on the southeast corner of Turner Road and Lower Sacramento Road and contains a total of 63 apartment units.

Council approved the Development Agreement for 2440 West Turner Road and directed the City Manager and City Clerk to execute the subject agreement on behalf of the City.

RESOLUTION OF  
INTENTION TO  
ABANDON TWO PARCELS OF  
LAND, WHITNEY STREET  
AT 340 E. KETTLEMAN  
LANE

RES. NO. 85-162

11/20/85  
3:30 PM  
COUNCIL

A Resolution of Intention to abandon two parcels of land, Whitney Street at 340 E. Kettleman Lane, was presented for Council's adoption. Council was apprised that the two parcels were originally reserved in the Joaquin Park Subdivision to provide for the extension of Whitney Street if it were to become desirable. Recently the Willow Court Subdivision was completed and the street extension is no longer desirable or possible and retaining the two parcels would require maintenance.

Council adopted Resolution No. 85-162 - Resolution of Intention to abandon two parcels of land, Whitney Street at 340 E. Kettleman Lane, referring the matter to the Planning Commission, and setting the matter for Public Hearing at the December 18, 1985 Regular Council Meeting.

Continued November 20, 1985

RESOLUTION OF INTENTION TO  
ABANDON EASEMENT LOCATED  
WITHIN AND NORTH OF NOMA  
RANCH

RES. NO. 85-163

*cc 522  
cc 300*

A Resolution of Intention to abandon easements within and north of Noma Ranch which were once used to serve the Noma home and the property to the north was presented for Council's approval.

The easement abandonment has been requested by the owners of Noma Ranch Subdivision in order to clear the lots within this subdivision of the encumbrance of an easement which is no longer used.

The descriptions of the two old (1924 and 1929) easements make it impossible to pinpoint the exact locations of the easements now that the poles and lines have been removed. These facilities were removed prior to the installation of the subdivision improvements.

Council adopted Resolution No. 85-163 - Resolution of Intention to abandon easements within and north of Noma Ranch, referring the matter to the Planning Commission, and setting the matter for Public Hearing at the December 18, 1985 Regular Council Meeting.

ARCHITECTURAL  
AGREEMENT FOR CITY  
HALL EXPANSION

*cc 44  
cc 24*

A proposed Agreement between the City of Lodi and Arlie D. Preszler, Architect, for the expansion of City Hall was presented for Council's approval. The work under the agreement will include the preparation of working drawings, specifications, and contract administration for the remodel of the Carnegie Library building into a new City Council Chambers, together with additional offices and meeting rooms. This will also include the remodeling and expanding of City Hall. Both buildings will be made accessible to the physically handicapped in compliance with current California requirements.

Council approved Architectural Agreement between the City of Lodi and Arlie D. Preszler, Architect, for the expansion of City Hall and authorized the City Manager and City Clerk to execute the subject agreement on behalf of the City.

REVENUE SHARING  
PUBLIC HEARING  
SET

*cc 15*

Council set a Public Hearing for the Regular Council Meeting of December 4, 1985 to receive public input regarding the use of Revenue Sharing Funds allocated in the 1986 Capital Improvement Program.

PUBLIC HEARINGS

APPEAL OF  
RON THOMAS RE  
PLANNING  
COMMISSION  
CONDITIONAL  
APPROVAL OF  
REVISED  
TENTATIVE MAP OF  
THE JOHNSON-  
TANDY  
SUBDIVISION

*cc 528*

Notice thereof having been published according to law, an

affidavit of which publication is on file in the office of the City Clerk, Mayor Hinchman called for the continued Public Hearing to consider the appeal of Mr. Ronald B. Thomas, c/o R. Thomas Development Company, P. O. Box B-28, Lodi, California, of the Planning Commission's conditional approval of the Revised Tentative Map of the Johnson-Tandy Subdivision dated June 1985.

At the November 6, 1985 Council meeting, Council requested the staff to formalize possible alternates for city participation in this complex intersection which involves a freeway on-ramp and the intersection of two major city streets. Based on estimates provided by Thomas Development Company's engineer, the following alternates and estimated cost of City and developer participation were presented for Council's consideration:

Alternate No. 1 - 50% - 50% split of actual reconstruction costs:

City Participation - \$72,000

Developer Participation - \$72,000

Alternate No. 2 - Developer pays for equivalent to one half of new arterial street (32 feet of paving). Cost is based on all new construction.

City Participation - \$109,000

Developer Participation - \$35,000

Alternate No. 3 - Developer pays for actual costs of reconstruction of area on west side equivalent to one half of arterial street (32 feet of paving)

City Participation - \$103,000

Developer Participation - \$41,000

Alternate No. 4 - Developer pays for equivalent of one half of street. Center line to be located in center of left-turn pocket.

City Participation - \$91,000

Developer Participation - \$53,000

Staff recommended that the engineering be done by the developer's engineer and that these costs be split equally between the City and the developer.

Diagrams of the subject area were presented for Council's perusal, and Staff responded to questions as were posed by Council.

Mr. Ronald B. Thomas, c/o R. Thomas Development Company, P. O. Box B-28, Lodi, spoke on behalf of his appeal.

There being no other persons wishing to speak on the matter the public portion of the hearing was closed.

Continued November 20, 1985

Following discussion Council Member Snider moved to approve Alternate No. 3 whereby the Developer pays for actual costs of reconstruction of area on the west side equivalent to one half of arterial street (32 feet of paving). City participation - \$103,000; Developer Participation - \$41,000. The motion was seconded by Council Member Reid, but failed to pass by the following vote:

Ayes: Council Members - Reid and Snider  
 Noes: Council Members - Olson and Pinkerton  
 and Hinchman (Mayor)  
 Absent: Council Members - None  
 Abstain: Council Members - None

Council Member Pinkerton then moved for approval of Alternate 1 - whereby the City of Lodi will participate in the intersection modifications required at Cherokee Lane and the proposed extension of Century Boulevard at a 50% - 50% split of actual reconstruction costs or \$72,000 each. Further, it was agreed that the engineering will be done by the developer's engineer and that these costs will be split equally between the City and the developer and that the developer's contractor will perform the construction and that the City will pay or credit the developer for the City's portion. The motion was seconded by Mayor Hinchman and carried by unanimous vote.

PLANNING COMMISSION City Manager Peterson presented the following Planning  
 REPORT Commission Report of the Planning Commission Meeting of  
 cc35 November 11, 1985:

#### ITEMS OF INTEREST

The Planning Commission -

1. Conditionally approved the request of A. Bryce Carey, c/o Carey Development Company for a Tentative Subdivision Map for a 1-lot condominium at 2401 Eilers Lane (i. e. Lot 81, Woodlake, North, No. 2) in an area zoned R-GA, Garden Apartment Residential.
2. Conditionally approved the request of Terry Piazza, c/o Baumbach and Piazza, Consulting Engineers, on behalf of William Maxwell for a Tentative Parcel Map to join 1840 Ackerman Drive and 1843 and 1831 South Stockton Street in an area zoned M-2, Heavy Industrial.
3. Determined that a Zoning Hardship did not exist and denied the request of Robert M. Schultze for a Zoning Variance (1) to modify a parking garage building for recreational and storage uses and (2) to vary the adopted off-street parking standards for a 6-unit apartment complex at 516 East Locust Street in an area zoned R-HD, High Density Multiple Family Residential.
4. Took no action on the request of Richard C. Faust on behalf of Sid Crawford and Tony Canton for zoning Variances (1) to reduce off-street parking for a proposed senior citizens complex from 1-1/2 spaces per unit to 1 space per unit and (2) to increase the fence height from 3'6" to 5'4" at 111 South Stockton Street and 114, 118 and 122 East Oak Street in an area zoned C-2, General Commercial.

Continued November 20, 1985

This project is located within the multiple-family building moratorium area.

COMMUNICATIONS  
(City Clerk)

ABC LICENSES City Clerk Reimche presented the following Alcoholic Beverage License Application which had been received:

*cc 1/2*

Aldee Market,  
216 N. Cherokee Lane  
Lodi, California

Salisbury, Bruce W./Linda C.

Off Sale Beer and Wine License  
Person to Person Transfer

APPOINTMENT  
TO THE LODI

*cc 2/2*

ARTS COMMISSION On motion of Council Member Snider, Olson second, Council confirmed Mayor Hinchman's appointment of Shawn Allen to fill the unexpired term of D. Juan Gonzalez, which term expires May 5, 1987.

POSTINGS  
FOR VARIOUS  
TERMS EXPIRING ON  
CITY BOARDS  
AND COMMISSIONS

On motion of Council Member Olson, Reid second, Council directed the City Clerk to post for the following terms that are expiring on various City Boards and Commissions:

*cc 2/2*

James Culbertson, Local Health District,  
4 year term expiring December 31, 1985.

Robert S. Fuller, Mosquito Abatement District,  
2 year term expiring December 31, 1985.

Leonard Bull, Site Plan and Architectural  
Review Committee, 4 year term, expiring  
January 1, 1986.

CLAIMS

*cc 4/2*

On recommendation of the City Attorney and L. J. Russo Insurance Services, Inc., the City's Contract Administrator, Council on motion of Council Member Olson, Snider second, rejected the following Claims and referred them back to L. J. Russo Insurance Services, Inc.:

a) Angela Gatewood, DOL 4/25/85

b) Pacific Bell, DOL 9/26/85

c) Edwin Handel, DOL 8/18/85

Further, on motion of Mayor Pro Tempore Reid, Olson second, Council directed the City Clerk to return the Claim of Deborah Mason (DOL 1/29/85) as an untimely claim.

COMMENTS BY CITY  
COUNCIL MEMBERS

INQUIRY REGARDING  
CONTINUED SATURDAY  
DIAL-A-RIDE SERVICE

*cc 5/2*

Assistant City Manager Glenn responded to questions regarding continued Saturday Dial-A-Ride service as were posed by Council.



Continued November 20, 1985

ANNOUNCEMENT OF  
APPOINTMENT OF  
RON WILLIAMSON AS  
DIRECTOR OF PARKS  
AND RECREATION

cc 34  
cc 40

Following introduction of the matter by Mayor Hinchman, City Manager Peterson announced the appointment of Ron Williamson as Director of Parks and Recreation effective December 16, 1985.

COMMENTS BY THE  
PUBLIC ON NON AGENDA  
ITEMS

There were no persons in the audience wishing to address the Council under this segment of the agenda.

REPORTS OF THE  
CITY MANAGER

REGULAR CALENDAR

AWARD - THREE SOLO-TYPE  
MOTORCYCLES FOR THE POLICE  
DEPARTMENT

RES. NO. 85-164

cc 174  
cc 300  
cc 300

City Manager Peterson presented the following bids which had been received for three solo-type motorcycles for the Police Department:

1. Valley Harley-Davidson - \$17,800.05
2. B & T Kawasaki - \$18,281.82
3. Roseville Cycle Honda - \$18,315.81
4. Spinetti's Bike Shop - \$18,414.42

Council was apprised that the bid specifications required motorcycles with four (4) cylinders and the Harley-Davidson motorcycle has two (2) cylinders. Therefore, it was Staff's recommendation that the bid from Valley Harley-Davidson be rejected and that the award be made to B & T Kawasaki in the amount of \$18,281.82.

Captain Larry Hansen addressed the Council regarding the matter and responded to questions as were posed by the Council.

On motion of Council Member Snider, Reid second, Council adopted Resolution No. 85-164 rejecting the bid for three solo-type motorcycles for the Police Department Traffic Unit which was received from Valley Harley-Davidson and awarding the bid to B and T Kawasaki in the amount of \$18,281.82.

SENIOR CITIZENS  
COMMISSION ESTABLISHED

RES. NO. 85-165

cc 72  
cc 300

Council, in the recent past few weeks, has been discussing the establishment of a commission to serve as a forum for addressing needs and concerns of senior citizens. Mayor Hinchman appointed a task force of twelve people representing various segments of the senior community to develop a recommended course of action for City Council consideration. The task force met September 30, 1985 and delivered its report to the City Council at the Council's regular meeting of October 16, 1985. The task force recommendations included the establishment of a senior citizens commission.

Continued November 20, 1985

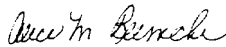
At Council's request a draft resolution was prepared by the City Attorney and presented for Council's consideration.

Following discussion, on motion of Council Member Snider, Olson second, Council adopted Resolution No. 85-165 - Resolution Creating the Lodi Senior Citizens Commission and directing the City Clerk to post for the various alternating terms for this seven-member commission.

ADJOURNMENT

There being no further business to come before the Council, Mayor Hinchman adjourned the meeting at approximately 8:35 p.m. to a "Closed Session" regarding labor relations.

ATTEST:

  
Alice M. Reincke  
City Clerk